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Estate Agent of the Year  
Northern Ireland 2016

Tim Martin  
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CELEBRATING 30 YEARS IN BUSINESS



**5 Shrewsbury Heights**  
**Saintfield BT24 7PB**

OFFERS  
AROUND

**£179,950**

Occupying a spacious and level site, this well presented detached chalet bungalow is situated within walking distance of the village and local primary and secondary schools.

The property, fitted with oil fired central heating and double glazing, enjoys flexible accommodation, comprising of three bedrooms, lounge, kitchen with spacious dining area, downstairs WC and family bathroom to the first floor. A detached garage is approached by a spacious driveway, providing ample parking for several cars, whilst the fully enclosed and easily maintained rear gardens, complete this fantastic home.

Saintfield is undoubtedly becoming a popular area to reside, with its wealth of local boutiques, coffee shops and eateries and the renowned Rowallane Gardens. Downpatrick, Lisburn and Belfast are all within a convenient commute.

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## ACCOMMODATION

**ENTRANCE HALL** Glazed uPVC entrance door; oak wood strip floor.

### CLOAKROOM

#### WC

Modern white suite comprising low flush wc; pedestal wash hand basin; part tiled walls; tiled floor.

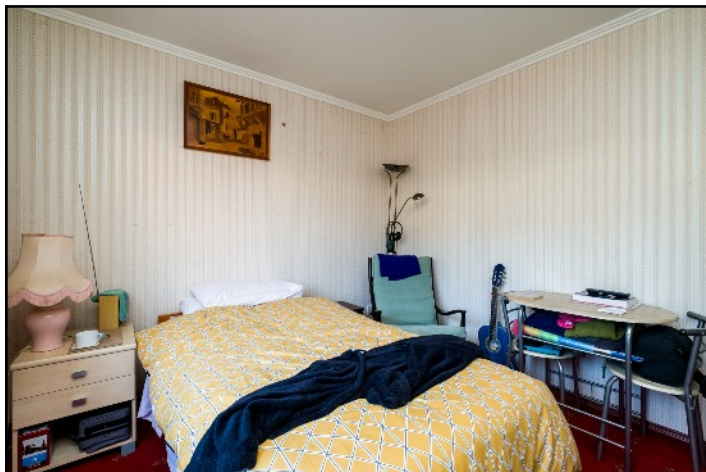


### LOUNGE 4.95m (16'3) x 4.24m (13'11) Into Bay Window

Random stone fireplace with gas fire; tiled hearth; oak wood strip floor; bay window; corniced ceiling; tv and telephone connection points.

### KITCHEN DINING AREA 4.88m (16'0) x 3.56m (11'8)

Good range of painted finish high and low level cupboards and drawers incorporating Franke 1½ tub stainless steel sink unit with mixer taps; space for electric cooker; concealed extractor fan over; space and plumbing for washing machine; space for fridge freezer; formica worktops; part tiled/wood laminate floor; tiled splashback; glazed uPVC door to rear.



### BEDROOM 1 3.45m (11'4) x 2.97m (9'9)

Corniced ceiling.



**FIRST FLOOR / LANDING** Hotpress with insulated copper cylinder.

**BEDROOM 2** 4.14m (13'7) x 3.12m (10'3)

Access to roofspace and eaves storage; wood laminate floor.



**BATHROOM** 2.21m (7'3) x 1.63m (5'4)

Modern white suite comprising panelled bath; Mira Sport electric shower unit and wall mounted telephone shower attachment; pedestal wash hand basin; low flush wc; tiled walls; tiled floor; extractor fan.

**BEDROOM 3** 4.14m (13'7) x 2.97m (9'9)

Access to roofspace and eaves storage; wood laminate floor.



**OUTSIDE**

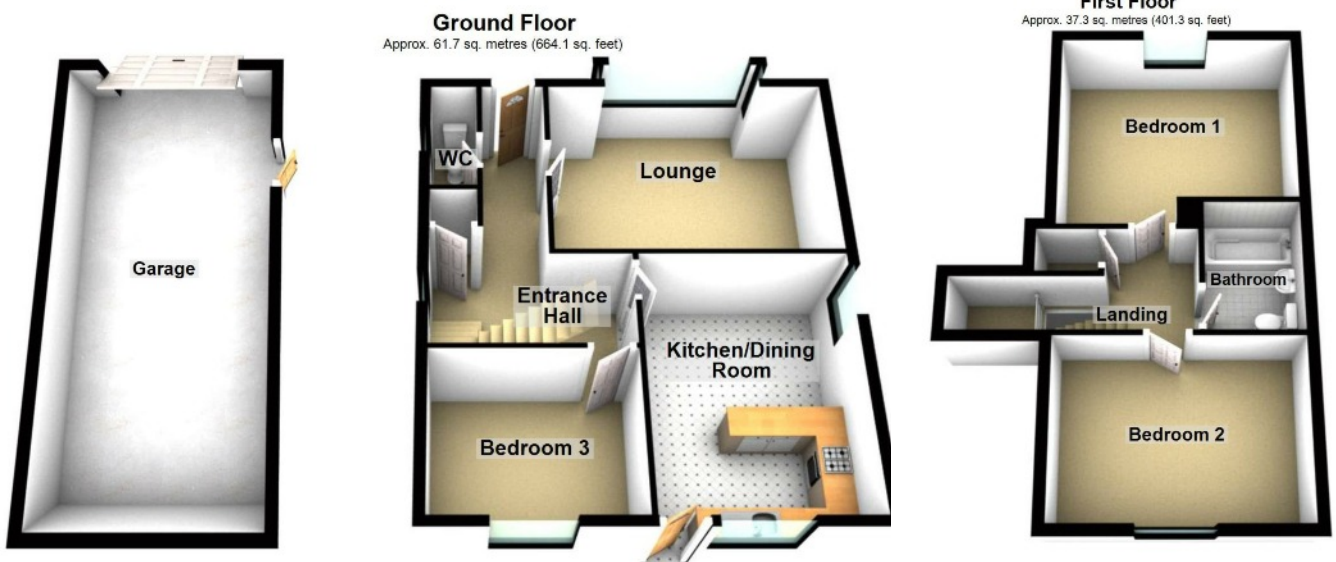
Spacious driveway leading to front and side of the property and to:-

**DETACHED GARAGE** 7.01m (23'0) x 3.43m (11'3)

Up and over door; uPVC side door; Riello oil fired boiler; light and power points.

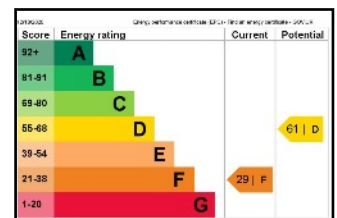
## GARDENS

Decorative pebbled bed to front; fully enclosed rear gardens laid out in decorative pebbles; paved patio area; outside light and water tap; PVC oil storage tank.



**CAPITAL / RATEABLE VALUE** £135,000 = Rates payable of £1,158.03 per annum (approx.)

**GROUND RENT** Leasehold - £75.00 per annum (approx.)



### VIEWING

By Appointment with Agent



### HOW MUCH IS YOUR HOUSE WORTH?

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